

JOINT SPECIAL MEETING OF THE HARLINGEN CITY COMMISSION AND  
HARLINGEN COMMUNITY IMPROVEMENT BOARD  
MEETING  
JULY 12, 2013

A Special Joint Meeting of the Harlingen City Commission and Harlingen Community Improvement Board was held Friday, July 12, 2013 at 11:30 a.m. at Town Hall, City Hall located at 118 E. Tyler, Harlingen, Texas. Those in attendance were:

Mayor and Commissioners

Mayor Chris Boswell  
Danny Castillo, Mayor Pro-Tem, District 1  
Tudor Uhlhorn, Commissioner District 2  
Basilio "Chino" Sanchez, Commissioner District 4  
Victor Leal, Commissioner District 5

Absent:

Mike Mezmar, Commissioner District 3

4B

Present

Jesse Robles - President  
Paul J. Duran t - Vice President  
Gina Cano-Monreal – Secretary  
Joe Rubio Jr.  
Daniel Araiza

Absent:

John Guevara

Staff Present

Carlos Yerena, City Manager  
Amanda C. Elizondo, City Secretary  
Rick Bilbie, Interim City Attorney  
Dan Serna, Assistant City Manager  
Gabriel Gonzalez, Assistant City Manager  
Elvia Trevino, Finance Director

Mayor Boswell called the meeting to order, a quorum was established. A notice of the meeting was duly posted according to state law.

Jesse Robles, President of the Harlingen Community Improvement Board called the meeting to order, a quorum was established. Notice of the agenda was posted in accordance to state law.

- 1) Consider and take action to approve the minutes of June 26, 2012.

Motion was made by Mr. Durant and seconded by Mr. Araiza to approve the minutes of June 26, 2012. Motion carried unanimously.

- 2) Consider and take action to approve the financial report. Presentation by the Finance Director.

Elvia Trevino, Finance Director highlighted the following financial information for the Harlingen Improvement Board for April 2013. She reported the fund balance was \$2,148,984.00.

Revenues - \$126,631;  
Sales Tax -\$126,461  
Investment Earning -\$170;  
Sales Tax To-date - \$783,357;  
Investment Earnings - \$1,203  
Total - \$785,560

Expenditures - \$67,950;  
Total Expenditures -\$316,756;  
Excess of revenues over expenditures of \$467,804;  
Total Fund Balance - \$1,884,638

The projects that were approved, but not completed from Year 2011 – 2012 would be carried over to the next year until the projects were completed. Any new proposed projects would be added to the new proposed budget and a 2% increase would be added to the budget as discussed by staff.

Joe Rubio asked for a clarification on the 2% and what it was based on.

Ms. Trevino stated at a previous meeting it was decided that the 2% would be based on the present commercial growth of the City.

Mr. Rubio then questioned how the investment earnings were obtained and could they be increased due to the length of time that the money was on hold.

Ms. Trevino responded interest rates were very low and it would be impossible to increase the investment earnings.

Motion was made by Mr. Rubio and seconded by Mr. Durant to approve the financial report. Motion carried unanimously.

3) Update on the following projects:

- a. Comprehensive Plan
- b. Veterans Memorial Project
- c. Vestal Park
- d. McKelvey Park
- e. Rangerville Park and Bonham Park
- f. 25<sup>th</sup> Street Trail Project

Ken Clark, Planning Director reported plans were underway for the Comprehensive Plan. The City Commission approved the plan on June 15, 2013. A meeting was held with the consultant and all city departments were asked to gather information to determine the City's needs. A meeting was also held with the Comprehensive Plan Advisory Committee to review the public input process. A one page survey was distributed on July 4 & 5, 2013 and three major events would be scheduled to solicit input from the community. Four hundred surveys were completed. A meeting was scheduled in August to discuss the survey data. The process of soliciting public input would continue via postal mail. The City would be implementing a Twitter, Face book and Social Media Website for the public to comment and for staff to continue reaching out to the community.

Carlos Yerena, City Manager stated the Comprehensive Plan was done under budget. The proposed plan was approved for \$200,000 and staff was able to negotiate the cost to \$175,000.

Mr. Clark stated Halff & Associates had a great planning team that was working on the plan. The Mayor and each City Commissioners appointed an individual to serve in the Comprehensive Plan Advisory Committee. The committee members interviewed and listened to the presentations of the consulting firms and used the City's process to select a consultant to do the project.

Mr. Araiza referred to the collection of the money for the pavers installed at the Veterans Memorial. He asked how much money was collected.

Mr. Menzies responded he did not have a true figure, but would look into this matter and provide the board a report.

Mayor Boswell stated update reports were provided in an effort to be transparent about the scheduled projects.

Dan Serna, Assistant City Manager stated the funds raised from the pavers would be returned to the board.

Yolanda Shoffiet stated she had information on President Robles' business, (Robles and Sons) that he was a vendor and served on the 4B Board. This was unethical that he served as chairman of the board.

- 4) Executive/Closed Session on the following items:
- a) pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Section 551.087 and 551.071 regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with business prospects know as **PROJECT BLUE** and to seek legal advice from the City Attorney regarding the subject.
  - b) pursuant to Chapter 551, Subchapter D. V.T.C.A. Government Code, Sections 551.071, 551.072 and 551.087 regarding the purchase, exchange, lease, or value of real property, regarding commercial and financial information from a business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospect know as **PROJECT OPPRTUNITIES** and to seek legal advice from the City Attorney regarding the subject.
  - c) pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Section 551.087 and 551.071 regarding commercial and financial information from the business prospect with which the City is conducting economic development negotiations and/or to discuss or deliberate financial or other incentives with the business prospect know as **PROJECT WINGS** and to seek legal advice from the City Attorney regarding the subject.

#### CITY COMMISSION

At 11:55 a.m., Mayor Boswell announced the City Commission would convene into executive session to discuss Items No. 4 (a), (b), and (c).

Motion was made by Commissioner Leal and seconded by Commissioner Uhlhorn to convene into executive session to discuss Item No. 4 (a), (b), and (c). Motion carried unanimously.

#### HARLINGEN COMMUNITY IMPROVEMENT BOARD

At 11:57 a.m., President Robles announced the 4B Board would convene into executive session to discuss Items No. 4 (a), (b), and (c).

Motion was made by Mr. Rubio and seconded by Mr. Durant to convene into executive session to discuss Item No. 4 (a), (b), and (c). Motion carried unanimously.

At 2:30 p.m., Mayor Boswell announced the City Commission and Harlingen Community Improvement Board (4B) had completed its executive session and declared the meeting open to the public.

- d) pursuant to Chapter 551, Subchapter D, V.T.C.A. Government Code, Section 551.072 and 551.071 Texas Gov't Code to confer with legal counsel regarding the sale of the property legally described as 20.498 acre tract, out of Block 8, Stuart Place Subdivision of Survey 41, City of Harlingen, Cameron County, Texas as recorded in Volume 5, Page 6 of the Map Records of Cameron County, Texas; SAVE & EXCEPT a 0.38 acre tract conveyed to the City of Harlingen by deed recorded in Volume 8164, Page 193 Official Records of Cameron County, less an additional 0.38 acre tract in the Palm Court Drive right-of-way and the issuance of bonds by the

Harlingen/San Benito Housing Finance Corporation for a proposed housing development project.

At 2:31 p.m., Mayor Boswell announced the City Commission would convene into executive session to discuss Item No. 4 (d).

Motion was made by Commissioner Leal and seconded by Commissioner Uhlhorn to go into executive session and discuss Item No. 4 (d). Motion carried unanimously.

At 2:58 p.m., Mayor Boswell announced the City Commission had completed its executive session and declared the meeting open to the public.

CITY COMMISSION

Motion was made by Commissioner Leal and seconded by Commissioner Uhlhorn to adjourn their meeting. Motion carried unanimously.

President Robles continued with the board meeting and proceeded with the following item.

5) Consider and discuss the following projects:

a) Parks Projects (Power Point Presentation)

Paul Menzies, Parks and Recreation Director gave a power point presentation of the Parks and Recreation Needs Assessments for Fiscal Year 2013 adopted by the Parks and Recreation Advisory Board. He stated staff was presenting the following projects with the express intent of requesting that the board consider funding all of the following projects.

- 1.) Roof/Ventilation/Pendleton Pool (180,000) – replacement of the roof, insulation, and ventilation fans in the ceiling;
- 2.) Repairs at Victor Pool (\$300,000) – replacement of the concrete deck (210,000) and the filtration system (\$90,000);
- 3.) Repairs at LCH Pool (\$168,500) – replacement of both concrete deck (95,000) and the filtration system (\$55,000);
- 4.) Restroom at Gutierrez Park (\$200,000) – additional restroom facility;
- 5.) Restroom at Windsor Park (\$175,000) – additional restroom facility;
- 6.) Restrooms (2) at Soccer Complex (\$400,000) – two (2) additional new restrooms facilities to be located on the east and west sides of the complex;
- 7.) Parking at Sports Complex (\$350,000) – extension of the existing parking areas at both ends, adding 220 spaces to alleviate the frequently overcrowded lot;
- 8.) Parking at Victor Park (\$135,000) – to bridge the two existing parking areas between Victor Pool and the Football Complex by adding 96 additional spaces;
- 9.) Irrigation pump house at Victor Park (\$140,000) – construction of a new pump house specifically for the irrigation of Victor Park to provide separate pump houses and irrigation systems for the park and golf course;
- 10.) Playground at CB Wood (\$125,000) – replacement of playground equipment and surfacing;
- 11.) Playground at Bonham (\$125,000) – replacement of the playground equipment and surfacing;
- 12.) City Lake Trail Overlay (\$90,000) – overlay the surface due to normal wear and tear;
- 13.) Irrigation at Dixieland Park (\$50,000) – to install irrigation to a majority of the park to improve its appearance as well as and facilitate better recreational activities;
- 14.) Playground at Vestal (\$125,000) – installation of playground equipment and surfacing to improve recreational opportunities for the adjacent neighborhood and to better promote increased usage of this underutilized park;
- 15.) Adult Baseball Field at Rangerville Road Park (\$150,000) – to construct a full sized adult baseball field including fencing, dugouts, turf, irrigation, and lights;
- 16.) Harlingen Field (\$195,000) – to completely replace the aging and high maintenance outfield wall and framing (\$75,000) and to properly grade and add drainage to the outfield (\$120,000);

- 17.) Sod/Turf at Soccer Complex (\$750,000)- to rebuild all ten (10) fields with sod/turf as originally intended; and
- 18.) Trail Projects (\$2,660,000) – the existing section of the Arroyo Trail consists of a paved surface that extends from McKelvey Park two (2) miles west to Expressway 77 adjacent to Boggus Ford with connections at Arroyo Park, The Thicket Nature Park, and C.B. Wood Park.
  - \* Arroyo Central - to extend the existing trail from its current terminus at McKelvey Park approximately one (1.0) mile east along the Arroyo Colorado to Ramsey Nature Park (\$700,000). This connection Ramsey Nature Park, along with the 25<sup>th</sup> Street Trail Project would create a continuous paved walking/jogging trail from Boggus Ford to the TSTC Campus;
  - \* Dixieland Park/Reservoir – to extend the existing trail from its current terminus at Boggus Ford (2.8) miles west along the Arroyo Colorado adjacent to the Tony Butler Golf Course and Dixieland Reservoir to Dixieland Park.

Once this project was completed, the combined trail system would total to approximately 20 miles round trip between TSTC and Dixieland Park.

TOTAL COSTS OF ALL PROJECTS LISTED:	\$ 6,318,500
TOTAL COSTS OF ALL PROJECTS IN NEEDS ASSESSMENT	\$10,370,500

President Robles thanked Mr. Menzies for the presentation.

6) Consider and take action to discuss the FY 2013-2014 Budget

Ms. Trevino stated the proposed revenue to be added to the proposed budget was \$1,295,000. A 2% increase of revenues would be applied to the proposed 2014 budget. The budget hearings were scheduled for the last week in July with the City Commission. The Finance Department would work on the budget through the month of August to make the final presentation to the City Commission on September 7, 2013.

Mr. Robles questioned how the 4B could include information for consideration for the proposed budget.

Mr. Yerena responded they could present new projects to the board for discussions and request that it be made part of the budget for final approval by the City Commission.

7) Tentative meeting dates on Wednesday for the following proposed dates:

- a) August 28, 2013
- b) October 23, 2013
- c) December 18, 2013

It was agreed by the board to hold the meeting on the above mentioned dates at 11:30 a.m.

There being no further business to discuss, motion was made by Mr. Durant and seconded by Mr. Araiza to adjourn the meeting. Motion carried unanimously.

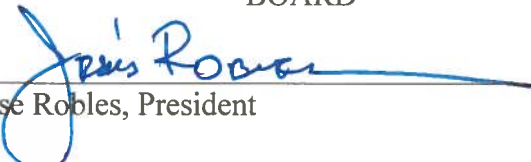
CITY OF HARLINGEN

  
Chris Boswell, Mayor

ATTEST:

  
Amanda C. Elizondo, City Secretary

HARLINGEN COMMUNITY IMPROVEMENTS  
BOARD

  
\_\_\_\_\_  
Jesse Robles, President

ATTEST:

  
\_\_\_\_\_  
Amanda C. Elizondo, City Secretary